

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. FURTHERMORE, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

11-19-14
DATE SIGNED

[Signature]
OWNER'S SIGNATURE

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

8-28-14
DATE SIGNED

[Signature]
SURVEYOR'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 4714C0140D, DATED MAY 16, 2007.

CHECK ONE:

- ☒ NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
☐ ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA
☐ SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO GLENN ABBEY LLC, OF RECORD IN RECORD BOOK 649 PAGE 759, R.O.P.C., TN.

PARCEL REFERENCE

BEING ALL OF PARCEL 010.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 052.

PLAT REFERENCE

BEING LOTS 16-24, 39-455, OF A PLAT ENTITLED "ROBERT JACKSON S/D", OF RECORD IN PLAT BOOK 49, PAGE 485, R.O.P.C., TN.

GENERAL NOTES

- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4714C0140D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- MINIMUM BUILDING SETBACKS: FRONT - 25', REAR - 20', SIDE - 10'
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

CERTIFICATION OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEM (EASEMENTS, CULVERTS, ETC.) AND OTHER IMPROVEMENTS (CURBS, SIDEWALKS, ETC.) AS REQUIRED BY THE COOKEVILLE PLANNING COMMISSION ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REQUIRED SPECIFICATIONS; OR (2) FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL IMPROVEMENTS IN THE CASE OF DEFAULT.

11-17-14
DATE SIGNED

[Signature]
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

11/14/2014
DATE SIGNED

[Signature]
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF COOKEVILLE'S SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

11/13/14
DATE SIGNED

[Signature]
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL

CERTIFICATE OF APPROVAL OF NEW WATER LINES

I HEREBY CERTIFY THAT (1) WATER LINES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION (OR _____) OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

11/13/14
DATE SIGNED

[Signature]
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

CERTIFICATE OF APPROVAL OF NEW FIRE HYDRANTS

I HEREBY CERTIFY THAT (1) THE FIRE HYDRANTS AND OTHER RELATED IMPROVEMENTS SHOWN ON THIS PLAT ARE INSTALLED IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CITY OF COOKEVILLE AND THE COOKEVILLE PLANNING COMMISSION OR (2) A SATISFACTORY SURETY IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE COOKEVILLE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

11-14-14
DATE SIGNED

[Signature]
COOKEVILLE FIRE CHIEF

CERTIFICATE OF APPROVAL OF SIDEWALKS

I HEREBY CERTIFY THAT (1) THE SIDEWALKS SHOWN ON THIS PLAT ARE INSTALLED IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CITY OF COOKEVILLE AND THE COOKEVILLE PLANNING COMMISSION OR (2) A SATISFACTORY SURETY IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE COOKEVILLE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

11-17-14
DATE SIGNED

[Signature]
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

11-26-14
DATE SIGNED

11/20/2014
DATE SIGNED

[Signature]
DEPUTY CLERK OF PLANNING
[Signature]
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

LEGEND

- (R/N) 1/2" IRON REBAR (NEW)
- (P/O) IRON PIPE (OLD)
- (R/O) IRON REBAR (OLD)
- ▲ METAL FENCE POST
- SEWER MAN HOLE
- ⊖ WATER METER
- ⊖ ELECTRIC BOX
- ⊖ GAS VALVE
- ⊖ TELEPHONE BOX
- ⊖ ELECTRICAL CONDUIT
- ⊖ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ LAMP POLE WITH LIGHT
- ⊖ STORM DRAIN GRATE
- SS SANITARY SEWER LINE
- WL WATER LINE
- WET LAND AREA

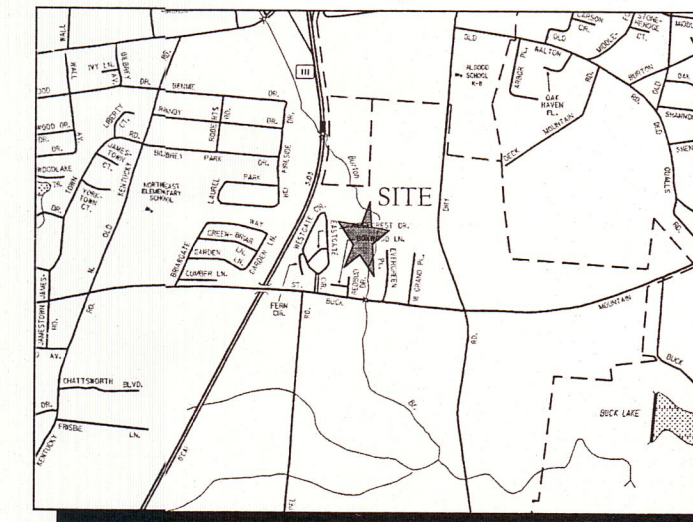
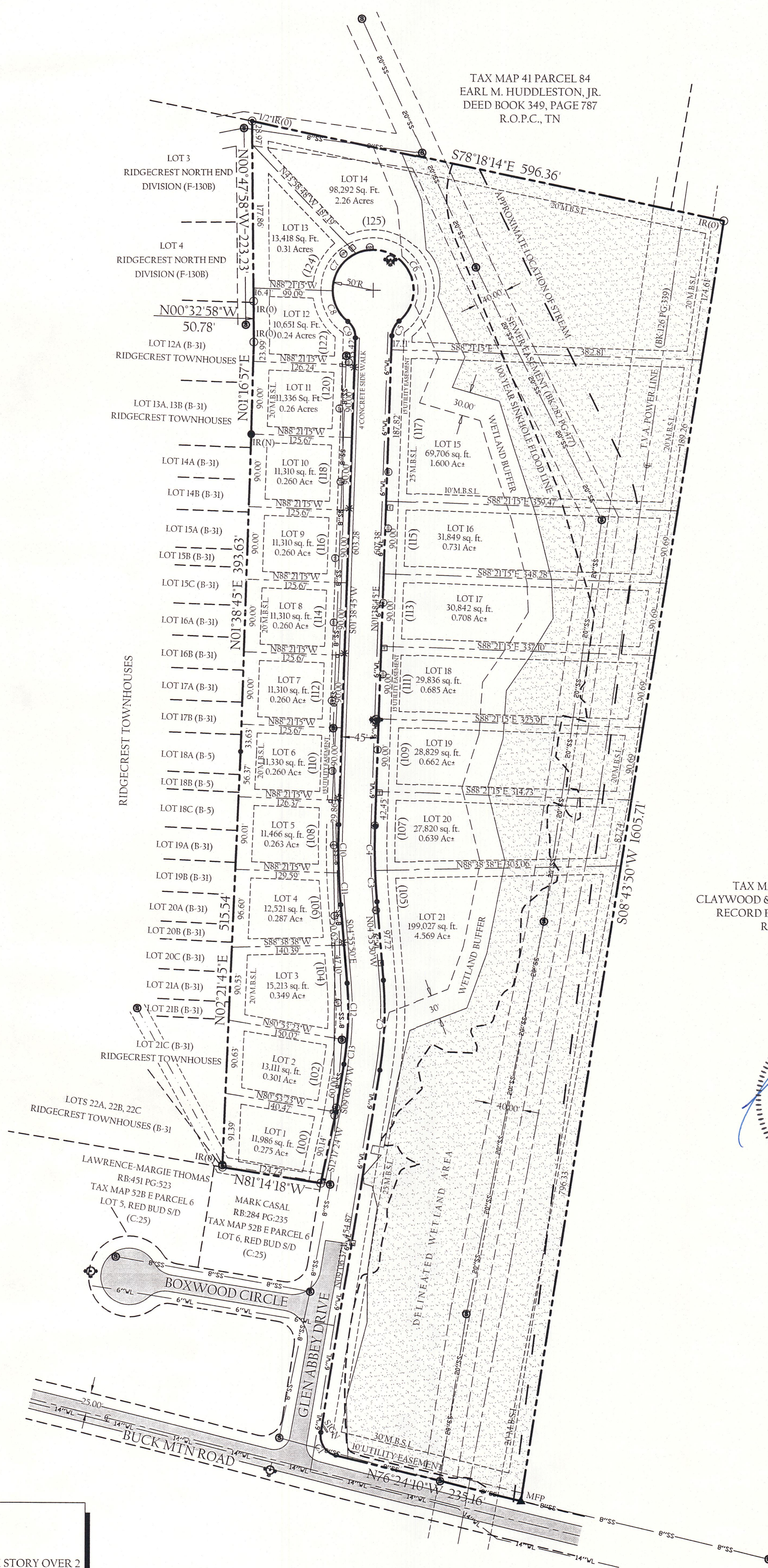
8.00 AC± DELINEATED WETLAND
THE WETLAND DELINEATION WAS PREPARED BY KEN MORGAN, RESEARCH SPECIALIST, TTU CENTER OF MANAGEMENT, UTILIZATION AND PROTECTION OF WATER RESOURCES

CURVE DATA

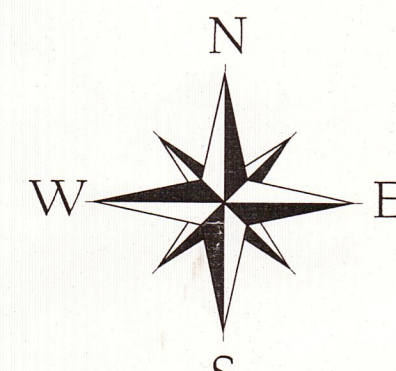
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	37.31'	33.94'	N33°38'46"W	85°30'46"
C2	456.02'	111.75'	111.47'	N02°05'23"E	14°02'27"
C3	820.30'	38.58'	38.58'	N03°34'59"W	2°41'41"
C4	820.30'	55.57'	55.56'	N00°17'42"W	3°52'53"
C5	25.00'	21.03'	20.41'	N25°44'26"E	48°11'23"
C6	50.00'	144.29'	99.18'	N32°50'20"W	165°20'55"
C7	50.00'	57.14'	54.08'	S31°44'48"W	65°28'50"
C8	50.00'	44.06'	42.65'	S26°14'20"E	50°29'26"
C9	25.00'	23.18'	22.36'	S24°53'10"E	53°07'48"
C10	865.30'	60.19'	60.17'	S00°20'49"E	3°59'07"
C11	865.30'	39.13'	39.13'	S03°38'06"E	2°35'28"
C12	411.02'	70.70'	70.61'	S00°00'11"E	9°51'18"
C13	411.02'	30.03'	30.02'	S07°01'03"W	4°11'08"

ZONED RS10

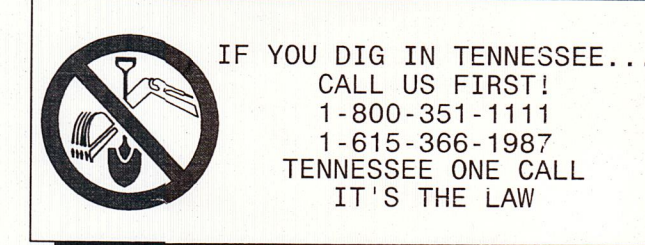
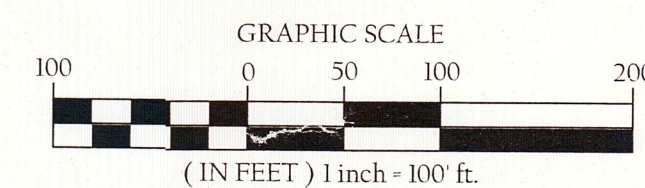
FRONT 25' (LOCAL STREETS)
 REAR 20'
 SIDE (RESIDENTIAL STRUCTURE) 10' PLUS 5' FOR EACH STORY OVER 2
 SIDE STREET 30' (MINIMUM SIDE YARD STREET SIDE CORNER LOTS.



VICINITY MAP (NOT TO SCALE)



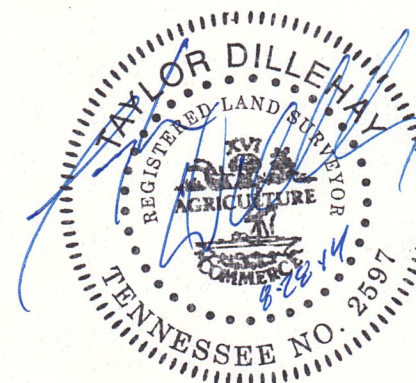
Magnetic North 06-27-2014



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

[Signature]
TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501



Harold Burris, Register
 Putnam County
 Rec #: 130328
 Rec d: 12-00
 State: 0-00
 Clerk: 0-00
 Other: 2-00
 Total: 17-00
 Instrument #: 171852
 Recorded
 11/20/2014 at 1:33 PM
 in Plat Cabinet
 Pgs 185B-185B

FINAL SUBDIVISION PLAT
 GLEN ABBEY SUBDIVISION
 1st CIVIL DISTRICT,
 PUTNAM COUNTY, TENNESSEE

DRAWN BY: TAA
 NUMBER OF LOTS: 21
 PARCEL #: TAX MAP 053 PARCEL 010.00
 ADDRESS: BUCK MOUNTAIN ROAD
 ACRES: 15.439
 JOB NUMBER: 13-148
 DATE: 7-31-2014
 SCALE: 1"=100'

OWNERS

GLEN ABBEY, LLC
 P.O. BOX 3647
 COOKEVILLE, TN 38506
 770-231-2114

SURVEYOR

TAYLOR DILLEHAY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-528-LAND